



Glenora's most prestigious destination.

WEST BLOCK is a stunning 3.5 acre mixed use project designed to be nothing less than an iconic Edmonton landmark. Bringing together a unique mix of residential, retail and offices.

Its design is refreshingly sleek, modern and timeless. Your business will benefit from the luxury spaces available, and the synergies created by the mix of residential, retail and office users. All this comes together to turn your workday into a business lifestyle experience unlike anything else in the market place.

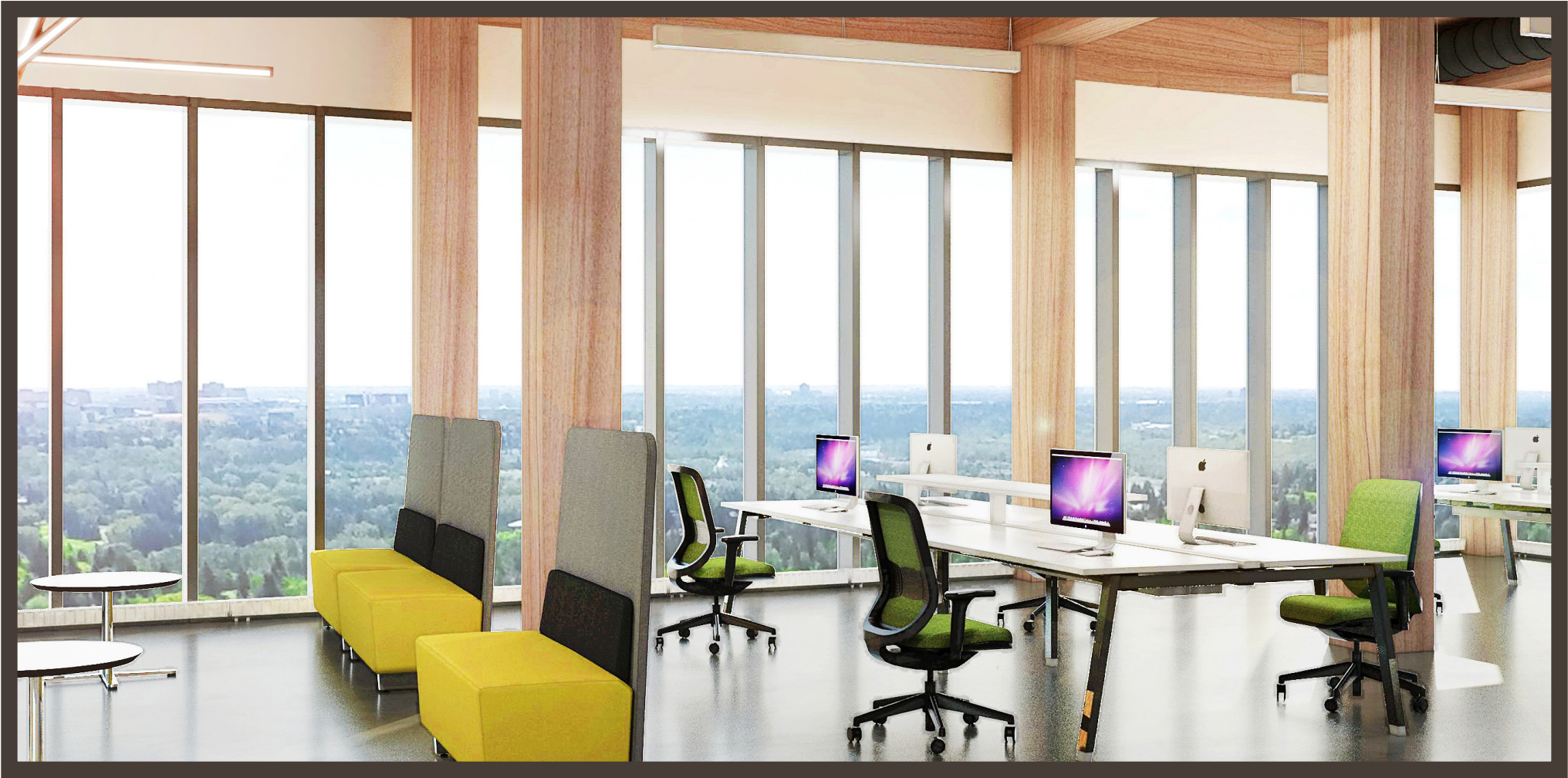
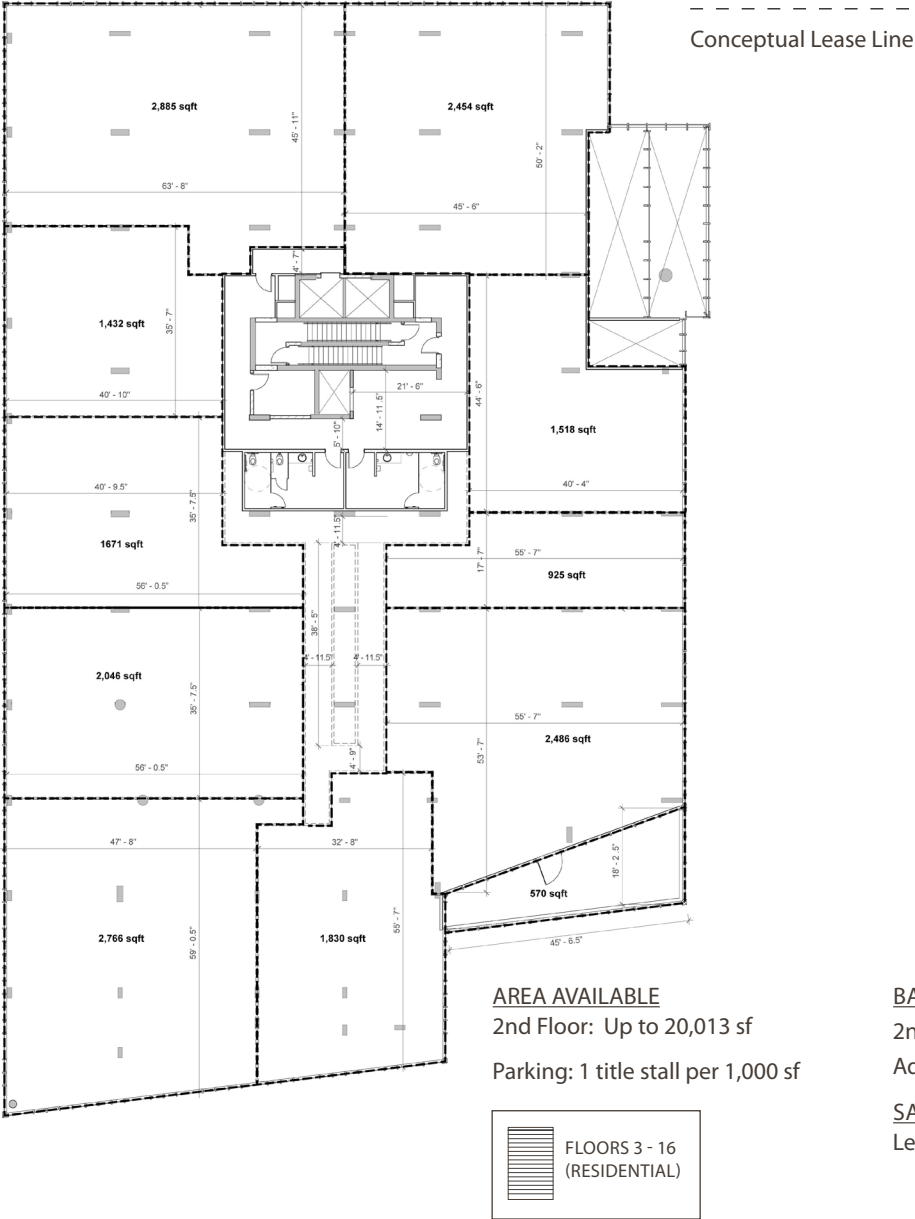
FOR LEASE/SALE

WEST BLOCK, 142 Street & Stony Plain Road



100 WESTBLOCK
300 WESTBLOCK

100 WESTBLOCK

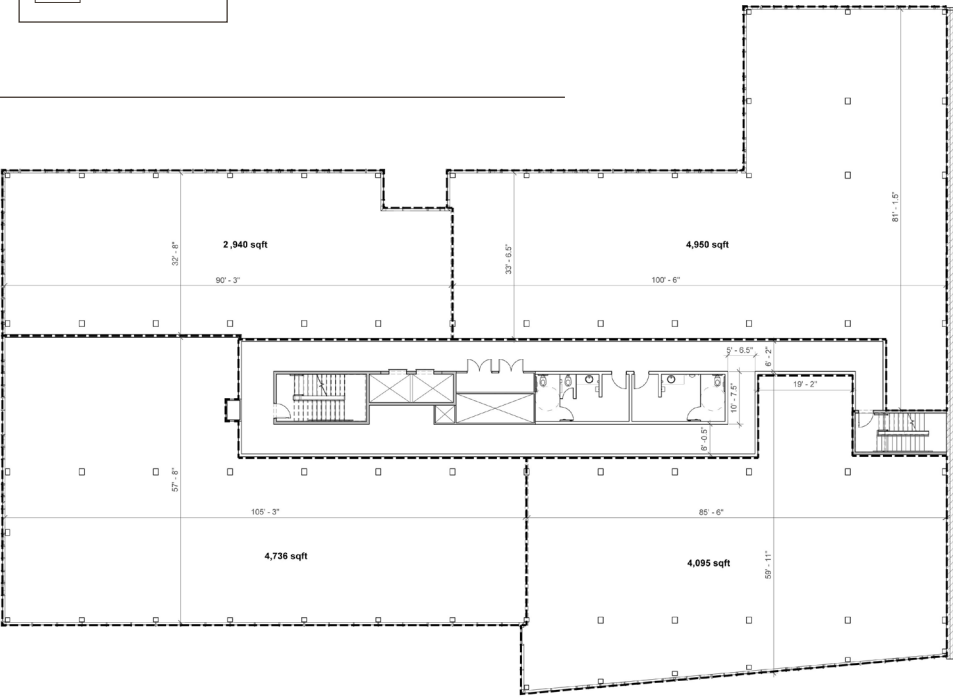


300 WESTBLOCK

AREA AVAILABLE
Main Floor: Inquire
2nd Floor: Up to 16,720 sf
3rd Floor: Up to 16,720 sf
All floors can be subdivided for smaller users

Parking: 3/1,000 sf at market

BASE RENT
Main Floor: \$30.00 - 35.00 psf
2nd Floor: \$28.00 - 32.00 psf
3rd Floor: \$28.00 - 32.00 psf
Additional Rent: \$15.00 psf + in suite janitorial



OFFICE LEASING/SALE OPPORTUNITIES

- Over 50,000 sf of medical, professional, and creative office space
- High ceilings, unique architectural offering floor to ceiling windows & exposed timber beams
- Excellent signage exposure and visibility on Edmonton's primary west end commuter route
- Quality boutique retail to be on site, including restaurant and coffee for a true lifestyle experience for staff and clients
- Early subscribers have opportunity to configure tenant improvements in conjunction with building construction to maximize efficiencies

- 300 WEST BLOCK HAS CROSS LAMINATED TIMBER BUILDING WITH WOOD COLUMN CEILING ADDING A UNIQUE INDUSTRIAL LOOK
- MODERN LANDSCAPING AND SEATING THROUGHOUT SQUARE
- WIDE OPEN WALKWAYS
- 9 FT OF FLOOR TO CEILING OFFICE WINDOWS
- OUTDOOR OFFICE BALCONY
- HIGH QUANTITY OF PARKING
- FUTURE LRT EXPANSION





WEST BLOCK

WESTBLOCKGLENORA.com

Immerse your business into this vibrant and energized project where you will be among the most prestigious.

inhouse BY  BEAVERBROOK



OFFICE TEAM

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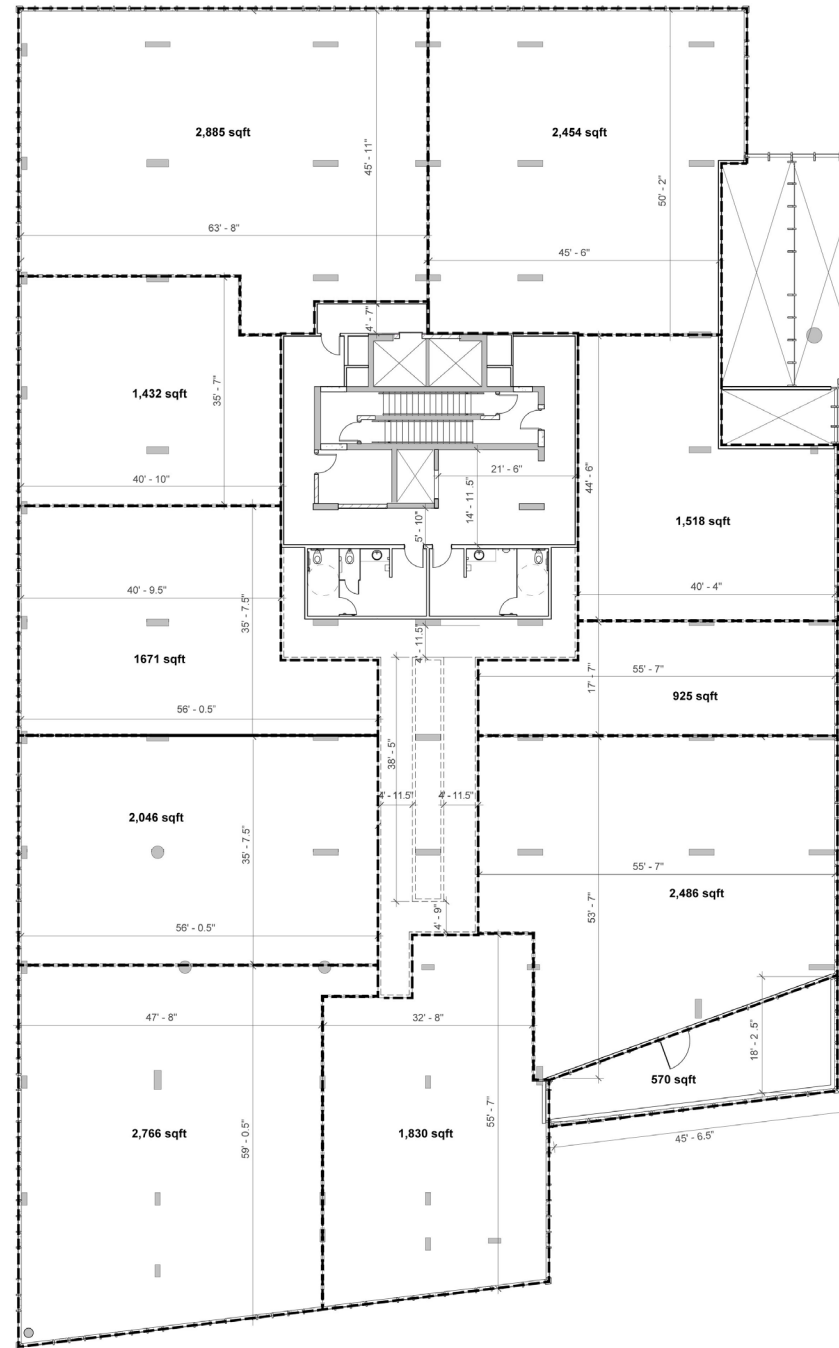
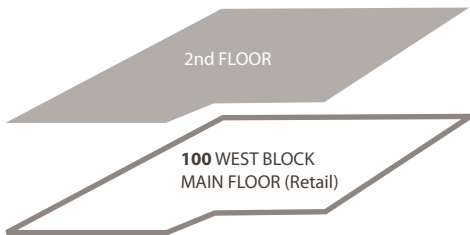


OFFICE LEASING/PURCHASING OPPORTUNITIES

- Over 50,000 sf of medical, professional, and creative office space
- High ceilings, unique architectural offering floor to ceiling windows & exposed timber beams
- Excellent signage exposure and visibility on Edmonton's primary west end commuter route
- Quality boutique retail to be on site, including restaurant and coffee for a true lifestyle experience for staff and clients
- Early subscribers have opportunity to configure tenant improvements in conjunction with building construction to maximize efficiencies



FLOORS 3 - 16 (RESIDENTIAL)



100 WESTBLOCK

AREA AVAILABLE

2nd Floor: Up to 20,013 sqft

PARKING

1 title stall per 1,000 sqft,
included in price

*Additional titled parking available on
request, inquire for pricing*

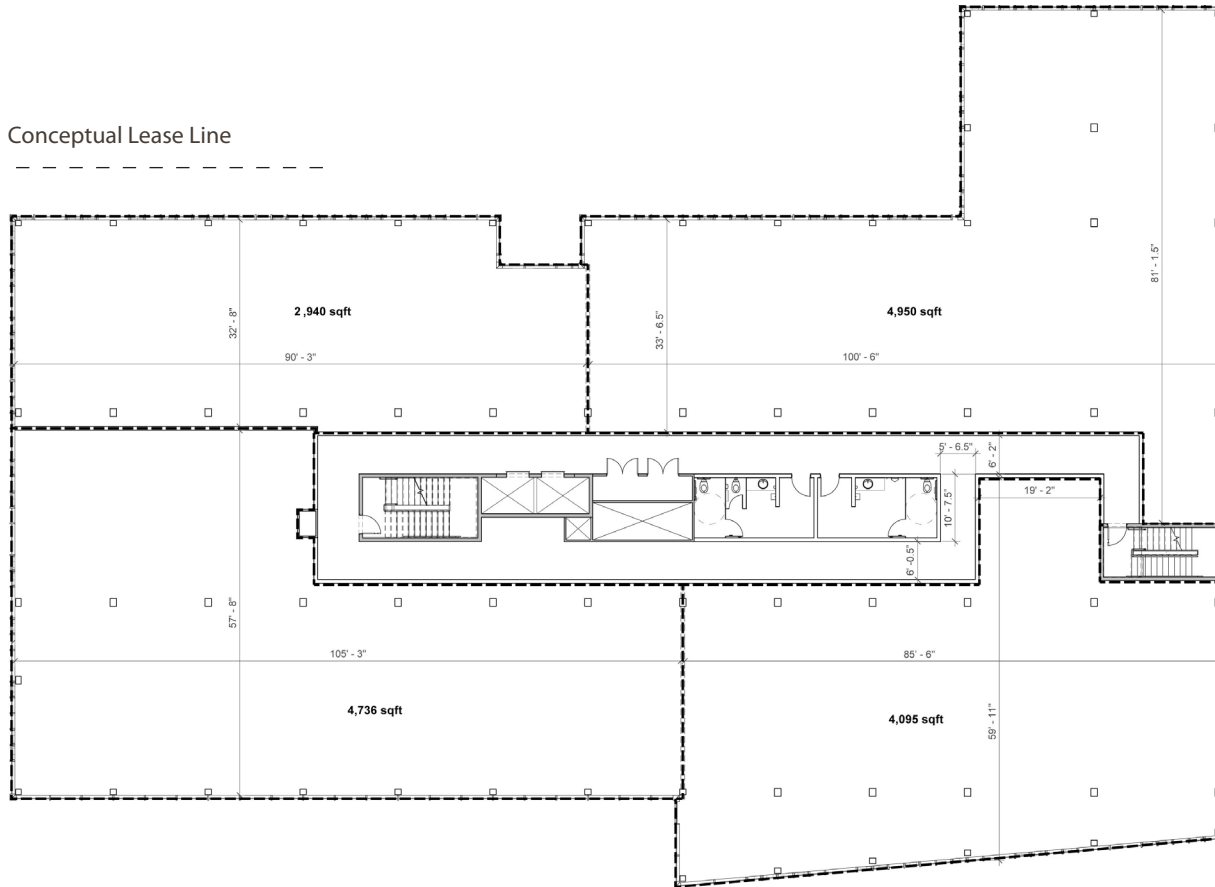
LIMITED PURCHASING OPPORTUNITY

2nd floor only



300 WESTBLOCK

Conceptual Lease Line



AREA AVAILABLE

Main Floor: Inquire
 2nd Floor: Up to 16,720 sqft
 3rd Floor: Up to 16,720 sqft

All floors can be subdivided for smaller users.

Parking: 3/1,000 sqft available

